127.0	0005	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,187,700	/	1,187,700
USE VALUE:	1,187,700	/	1,187,700
ASSESSED:	1,187,700	/	1,187,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30	-32	GLOUCESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	30-32 GLOUCESTER STREET LLC
Owner 2:	
Owner 3:	
Street 1:	43 SIXTH ST
Street 2:	
Twn/City:	MEDFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	02155 Type:

PREVIOUS OWNER

Owner 1:	WALTHER FREDERICK G--ETAL -
Owner 2:	WALTHER JO ANNE E -
Street 1:	12 SHEFFIELD ROAD
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains 4,098 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1911, having primarily Stucco Exterior and 4069 Square Feet, with 2 Units, 4 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4098.000	807,600		380,100	1,187,700
Total Card	0.094	807,600		380,100	1,187,700
Total Parcel	0.094	807,600		380,100	1,187,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 291.90 | /Parcel: 291.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

82216

GIS Ref

GIS Ref

Insp Date

07/24/20

!9876!

PREVIOUS ASSESSMENT

Parcel ID 127.0-0005-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	609,700	0	4,098.	380,100	989,800	989,800	Year End Roll	12/18/2019
2019	104	FV	448,400	0	4,098.	380,100	828,500	828,500	Year End Roll	1/3/2019
2018	104	FV	448,400	0	4,098.	336,600	785,000	785,000	Year End Roll	12/20/2017
2017	104	FV	420,800	0	4,098.	282,300	703,100	703,100	Year End Roll	1/3/2017
2016	104	FV	420,800	0	4,098.	282,300	703,100	703,100	Year End	1/4/2016
2015	104	FV	375,500	0	4,098.	244,300	619,800	619,800	Year End Roll	12/11/2014
2014	104	FV	374,500	0	4,098.	236,200	610,700	610,700	Year End Roll	12/16/2013
2013	104	FV	389,500	0	4,098.	224,800	614,300	614,300		12/13/2012

PRINT

Date	Time
12/11/20	00:16:23

LAST REV

Date	Time
10/07/20	09:14:41
danam	
9876	

USER DEFINED

Prior Id # 1:	82216
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALTHER FREDERI	1547-88	1	7/31/2019	Change>Sale	1,060,000	No	No		
	834-140		4/19/1973		44,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/21/2019	1222	Add Att	75,000	C				
8/19/2019	1223	Inter Fi	50,000	O				
6/17/2014	683	Redo Bat	23,000					
10/16/2002	855	Wood Dec	4,200					

ACTIVITY INFORMATION

Date	Result	By	Name
7/24/2020	Measured	DGM	D Mann
12/1/2017	MEAS&NOTICE	HS	Hanne S
6/25/2014	Info Fm Prmt	PC	PHIL C
1/12/2009	Measured	345	PATRIOT
12/9/1999	Mailer Sent		
11/29/1999	Measured	264	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4098		Sq. Ft.	Site		0	70.	1.32	8									380,058						380,100	

Total AC/HA: 0.09408 | Total SF/SM: 4098 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 380,058 | Spl Credit | Total: 380,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	2	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.98524904
Const Adj.:	1.00969899
Adj $ / SQ:	169.117
Other Features:	185926
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	846493
Depreciation:	38939
Depreciated Total:	807555

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

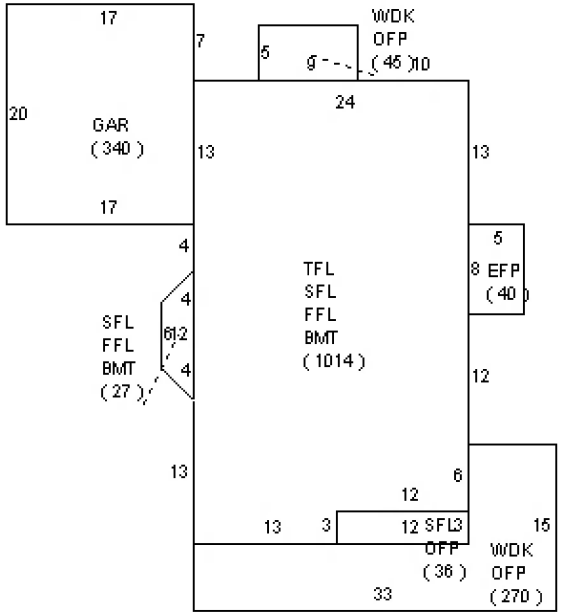
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	169.12
Special Features:	0	Val/Su Net:	154.74
Final Total:	807600	Val/Su SzAd	257.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,077	169.120	182,139
BMT	Basement	1,041	105.530	109,856
FFL	First Floor	1,041	169.120	176,051
TFL	Third Floor	1,014	169.120	171,484
OFP	Open Porch	351	21.410	7,514
GAR	Garage	340	22.570	7,674
WDK	Deck	315	9.260	2,918
EFP	Enclos Porch	40	73.300	2,932
	Net Sketched Area:	5,219	Total:	660,568

Size Ad	3132	Gross Are	5219	FinArea	4069

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	90	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

127.0-0005-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	